



FACT SHEET

Brownfield Cleanup Program

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Former Labelon Corporation Facility
C835016
Canandaigua, NY

November 2011

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Former Labelon Corporation Facility (“site”) located at 10 Chapin Street in the City of Canandaigua, Ontario County. See map on last page for site location. The draft investigation work plan, called a “Remedial Investigation Work Plan,” was submitted to NYSDEC by Canandaigua Crossroads, LLC (“applicant”) under New York’s Brownfield Cleanup Program.

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from December 1 through December 30, 2011. The draft investigation work plan is available for review at the Wood Library and NYSDEC office identified below under “Where to Find Information”. A PDF file of the work plan is also available by email from the project manager below.

Submit written comments to:

James Craft, Project Manager
New York State Department of Environmental Conservation
6274 East Avon Lima Road
Avon, New York 14414
jhcraft@gw.dec.state.ny.us

Highlights of the Proposed Site Investigation

Brownfield Cleanup Program: New York’s Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:
www.dec.ny.gov/chemical/8450.html

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected
- 2) identify the source(s) of the contamination
- 3) assess the impact of the contamination on public health and the environment
- 4) provide information to support the development of a proposed remedy to address the contamination.

The investigation will be performed by the applicant with oversight by NYSDEC and the New York State Department of Health (NYSDOH) and includes these major tasks:

- **Floor Drains/Sumps/Drywell/Tanks** – delineate, inspect, and sample contents;
- **Geophysical Survey** - ground penetrating radar (GPR) or underground imaging to assess underground tanks and utilities;
- **Soil Gas Survey** – identify areas of soil and groundwater contaminated by volatile organic contaminants;
- **Soil Borings & Groundwater Monitoring Wells** - install soil borings and groundwater monitoring wells to define the nature and extent of contamination;
- **Qualitative Exposure Assessment** - to assess potential site impacts to human health;
- **Interim Remedial Measures** - closure of any underground tanks and possibly other measures;
- **Remedial Investigation Report** – describe and document the work performed to define the nature and extent of contamination and identify potential routes of human exposure.

Previous investigations and tank removals revealed the presence of chlorinated solvents such as trichloroethene and other contaminants such as petroleum and acetone in site soils, soil vapor, and groundwater; offsite migration of contaminated groundwater appears likely.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the investigation work plan. NYSDOH must concur with the plan. The approved investigation work plan will be made available to the public (see “Where to Find Information” below). After the investigation work plan is approved, the applicant may proceed with the site investigation.

It is estimated that the investigation will take about four (4) months.

When the investigation is completed, the applicant will prepare and submit a report that summarizes the results and recommends whether cleanup of site contamination is required. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the investigation report.

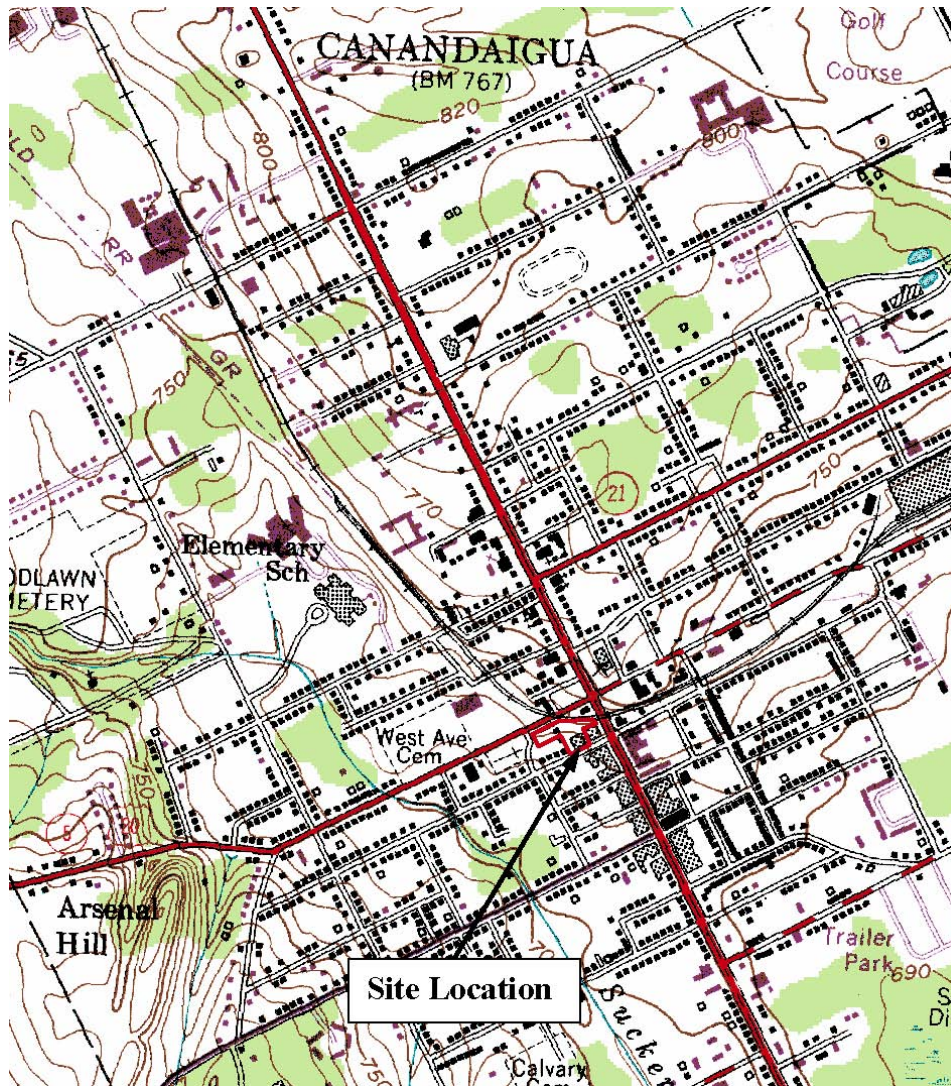
The applicant may then develop a cleanup plan, called a “Remedial Work Plan”. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed during the investigation and cleanup of the site.

Background

NYSDEC previously accepted an application from the applicant to participate in the Brownfield Cleanup Program. The application proposes that after investigation and cleanup, the site will be developed for mixed residential and commercial purposes.

Site Location: The former Labelon site is located at 10 Chapin Street just west of Main Street in downtown Canandaigua. A residential neighborhood is immediately adjacent to the west.



Site Features: The 1.63 acre parcel consists of the former Labelon factory (a dilapidated 4-story masonry and brick building of about 80,000 square feet) with dirt/gravel/asphalt parking areas and driveways.

Current Zoning/Use: The site is currently vacant and zoned for commercial/industrial use. Surrounding land uses include a residential neighborhood to the west, commercial properties to the east and south, and a railroad ROW, City Hall, and West Avenue to the north.

Historical Uses: Over 100 years of industrial use included a coal yard, a corset factory, and a bicycle factory. Most recently, Labelon, a manufacturer of transparency films and pressure sensitive labels, operated at the site from 1960 until the early 2000s.

Previous Investigations/Actions: Removal of underground tank farm (15 tanks) in 1990 with testing revealing low level contamination with petroleum and chlorinated solvents. Independent (without DEC knowledge or involvement) investigations in 2001 and 2009 revealed more elevated levels of chlorinated solvents in groundwater at the site perimeter.

Site Geology: Soils consist of fine sands with bedrock encountered at roughly 20 feet. Groundwater occurs 6-8 feet below the surface and flows in a southwest direction.

FOR MORE INFORMATION

Where to Find Information

Project documents are available for review at the following location(s) to help the public stay informed. These documents include the draft investigation work plan and the application to participate in the Brownfield Cleanup Program.

Wood Library
134 North Main Street
Canandaigua, New York 14424
(585) 234-4611
Attn: Carol R. Shama, Executive Director

NYSDEC office
6274 East Avon-Lima Road
Avon, New York 14414
(585) 226-5353

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project Related Questions:

James Craft
Project Manager
NYSDEC
6274 East Avon-Lima Road
Avon, New York 14414
(585) 226-5352
jhcrafft@gw.dec.state.ny.us

Site-Related Health Questions:

Katie Fish
Public Health Specialist
New York State Department of Health
335 E. Main Street
Rochester, New York 14604
(585) 423-8156
kjc05@health.state.ny.us

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: www.dec.ny.gov/chemical/61092.html . It's *quick*, it's *free*, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

Note: Please disregard if you already have signed up and received this fact sheet electronically.